

2012 9% Competition Results

- 102 projects awarded credits (105 in 2011)
- Success rate of applicants: 43% (down from 60% in 2011)
- Will produce 6,393 units (up from 6,150 in 2011)
- Average project size: 63 units (59 in 2011)

5

Regulation Changes for 2013

Adopted by Committee on
January 23 2013

6

Regulation Change 1

- Section 515 rural eligibility evidenced by either:
 - Community on USDA 515 Designated Places list, or
 - Letter from USDA California Multifamily Director
- Citation: Regulation Section 10315(c)

7

Regulation Change 2

- RHS 514 and 515 new construction projects must compete in RHS apportionment
 - If unsuccessful, application cascades into rural set-aside competition
- Citation: Section 10315(d)

8

Regulation Change 3

- At-risk housing type goal increased from 5% to 15%
 - At-risk projects will not be at a competitive disadvantage under the first tiebreaker so early in the process
 - Does not affect at-risk set-aside: Still 5% of federal credits
- Citation: Section 10315(h)

9

Regulation Change 4

- New geographic apportionments in 2014
- Eleventh region created in 2013: City of Los Angeles
 - City of Los Angeles: 16.7% apportionment
 - Balance of Los Angeles County: 16.3%
- Citation: Section 10315(i)

10

Regulation Change 5

- New appraisal language for new construction projects
 - Third-party purchases or agreements need not have land appraisals - display actual acquisition costs in Sources and Uses budget
 - Appraisal needed for donations and related-party sales
- Appraisals still needed for acquisition basis and rehabilitations
- Citation: Section 10322(h)(9)

11

Regulation Change 6

- Cost certifying CPAs must:
 - Be independent
 - Effective July 1, 2013, have had no advisory or consulting role on the project
 - Provide most recent peer review to TCAC
- Citation: Section 10315(i)(2)(B)

12

Regulation Change 7

- Re-syndicating special needs projects may claim acquisition basis in 9% credit applications
 - Joining SRO and tax credit projects near end of compliance period in exception to the prohibition
- Citation: Section 10322(k)

13

Regulation Change 8

- A sponsor's application cannot succeed by that sponsor withdrawing another, higher-scoring application
- Citation: Section 10325(c)

14

Regulation Change 9

- Public funds scoring
 - Assumed principal from assumed or existing public debt
 - Not publicly guaranteed private loans
 - Interest rate no more than 4% simple, or AFR if compounding
- Citation: Section 10325(c)(1)(C)

15

Regulation Change 10

- New scoring scale for general partner and management experience
 - Lowest number of projects to score any points increased
 - General partners new to California must hire California-experienced management company
- Citation: Section 10325(c)(2)

16

Regulation Change 11


- Negative points may be earned for serious, uncorrected noncompliance in 10% or more of projects or units
 - Level 3 physical deficiencies
 - Over-income residents
 - Over-charging rents
- Citation: Section 10325(c)(3)(R)

17

Regulation Change 12

- For amenity proximity, establish 250 feet as:
 - The maximum property entryway length beyond which the measuring arc must be struck from site's body
 - The distance from an amenity embedded within a larger commercial area to which the arc may be struck from the subject property
- Citation: Section 10325(c)(5)(A)


18



Regulation Change 13

- Deletes “transit oriented development strategy” from transit scoring
- Specifies headway service is Monday through Friday
- Creates exception for planned rail station arriving within one year of the housing development completion
- Citation: Section 10325(c)(5)(A)(1)


19



Regulation Change 14

- Explicitly lists grocery portions of larger stores as amenity points-eligible
- Must meet relevant size requirements for neighborhood market or full-scale grocery (5,000 or 25,000 square feet respectively)
- Citation: Section 10325(c)(5)(A)(4)

20



Regulation Change 15

- Broadens availability of public school points to projects wherein 30% of the units are three-bedroom or larger
- Rather than to “Large Family” housing type projects only
- Citation: Section 10325(c)(5)(A)(5)

21

Regulation Change 16

- Competitively scored medical clinics must now accept MediCal, Medicare for senior-only projects, or Healthcare for the Homeless payments
- Citation: Section 10325(c)(5)(A)(8)

22

Regulation Change 17


- Within geographic apportionments, eliminates requirement that 50% of requested amount remain
- Permits skipping only when:
 - Recipient project has score equal to the first skipped application
 - Recipient's tiebreaker at least 75% of first skipped
- Citation: Section 10325(d)(2)

23

Regulation Change 18

- Permits TCAC Executive Director to waive market study value ratio for rehabilitation projects with existing rental assistance or operating subsidies
- Citation: Section 10325(f)(1)(B)


24



Regulation Change 19

- Minimum construction standards to permit:
 - Clarified energy efficiency measures
 - Fiberglass-faced exterior doors
 - Various flooring thicknesses
 - 100-yard scattered site distances viewed as single property for resident management
- Citation: Section 10325(f)(7)


25



Regulation Change 20

- Requires general partners and management companies with less California experience to receive TCAC training
 - “Partner” means contract with or otherwise enter into a relationship with
- Citation: Section 10326(g)(5)

26



Regulation Change 21

- Clarifies prevailing wage basis limit boost only when public funding source requires prevailing wages
- Provides parking boost for two-story on-site structures, beyond just podium
- Relocates Local Development Impact Fee boost from basis limit definition to “Exceptions to limits”
- Citation: Section 10327(c)(5)(A)

27

Regulation Change 22

- Codifies TCAC policy regarding loss of rental subsidies
- Citation: Section 10337(a)

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Set-Asides and Apportionments

2013 Nine Percent Credit Competition

29

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Step 1: Total Federal Credit

<u>Estimated</u> as of February 1, 2013			
Step 1 - Calculate Total Federal Credit			
	Per Capita	Population	Credits
New Pop. Based Credits	\$2.25	37,678,563	\$84,776,767
Forward Committed 2013 Credit			(\$3,865,547)
Returned Credit			\$0
Total Federal Credit Ceiling			\$80,911,220

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Step 2: Set Asides

Set Asides	Annual Set Aside		Round 1 Set Aside Amount
		Amount	
Nonprofit	10%	\$8,091,122	\$4,045,561
Rural	20%	\$16,182,244	\$8,091,122
RHS Apportionment	14%	\$2,265,514	\$1,132,757
Other	86%	\$13,916,730	\$6,958,365
At Risk	5%	\$4,045,561	\$2,022,781
Special Needs/SRO	4%	\$3,236,499	\$1,618,225
Supplemental Set Aside	3%	\$2,427,337	N/A
Total Set Asides	42%	\$33,982,713	\$15,777,688

32

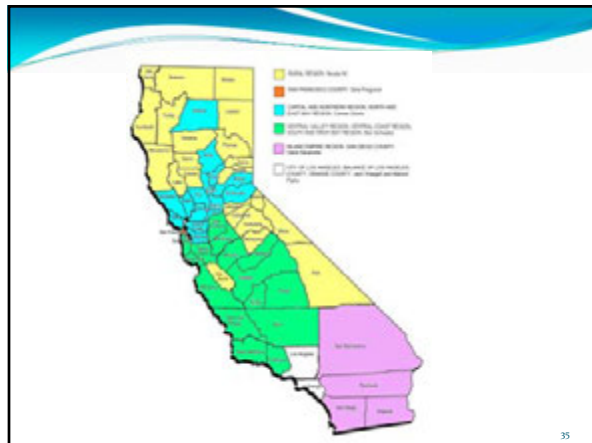
Step 3: Geographic Apportionments

	Federal Annual	State Total
Total Credit Ceiling	\$80,911,220	\$91,630,511
Less Set Asides	(\$33,982,713)	
Less State Credits for 4% Competitive Rds.		(\$13,744,577)
Balance for 9% Regions	\$46,928,507	\$77,885,934
State Credit Adjuster		65%
Credit Ceiling Balance to Geographic Regions	\$46,928,507	\$50,625,857

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Apportionments by Region	%	Annual Federal Credit	Total State Credit	Annual Adjusted Credit	Adjusted Surplus or Deficit From 2012	Estimated Adjusted Credit for Round 1
City of LA	16.7	\$7,837,061	\$8,454,518	\$8,682,512	\$44,316	\$4,385,572
Balance LA Co.	16.3	\$7,649,347	\$8,252,015	\$8,474,548	\$43,310	\$4,280,584
Central Valley	10	\$4,692,851	\$5,062,586	\$5,199,109	(\$99,819)	\$2,499,736
N/E Bay Area	10	\$4,692,851	\$5,062,586	\$5,199,109	\$325,344	\$2,924,899
San Diego Co.	10	\$4,692,851	\$5,062,586	\$5,199,109	\$1,286,821	\$3,886,376
Inland Empire	8	\$3,754,281	\$4,050,069	\$4,159,287	\$15,575	\$2,095,219
Orange County	8	\$3,754,281	\$4,050,069	\$4,159,287	\$781,830	\$2,861,474
S/W Bay Area	6	\$2,815,710	\$3,037,551	\$3,119,466	\$191,124	\$1,750,857
Capital/Northern	6	\$2,815,710	\$3,037,551	\$3,119,466	(\$430,453)	\$1,129,280
Central Coast	5	\$2,436,425	\$2,531,293	\$2,599,555	(\$80,902)	\$1,218,875
San Francisco	4	\$1,877,140	\$2,025,034	\$2,079,644	\$2,563,088	\$3,602,910
	100	\$46,928,507	\$50,625,857	\$51,991,093		\$30,635,780

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2013 9% LIHTC Application

Checklist Items 1 - 19 Basic Thresholds, Market Studies, & Feasibility

Nicola Hil
Program Analyst - Development
California Tax Credit Allocation Committee
nhil@sto.ca.gov

Application **Deadlines**

First Round
Wednesday, March 6

Second Round
Wednesday, July 3



Electronic Submissions

Submit **2**
copies!








Excel Application **Changes**

Applicant Statement

- Expansion of signed applicant statement on pages 1-2
- Removal of signature blocks on most Attachments
- By completing the applicant statement, the applicant now certifies that each area of the application meets TCAC's requirements



Excel Application Changes

Main Application

- Checklist: A checkbox for the applicant stating that they reviewed the **market study**
- Page 6: Space for a **3rd General Partner** information
- Page 7: Space for **energy consultant** information
- Page 10: An area to provide narrative information about **tenant population** and/or **public subsidies**
- Page 17: **Average affordability** calculation
- Page 21: Drop-down menu to provide additional information about units with **Section 8**



Excel Application Changes

Sources and Uses Tab

- New cross-reference function comparing source totals to **permanent financing** loan totals
- Additional **line items**

As always, please be sure that the Sources and Uses budget is consistent with the permanent financing section AND that amounts in basis are correct and consistent with CPA certification in Tab 19



Excel Application Changes

Basis and Credits Tab

Determination of Federal Credit

- Applicable percentage for all projects is back to **9.00%**
- Applicable percentage for acquisition basis is still **3.20%**
- Applicants are **required** to use the above percentages
- New line item for forgoing DDA/QCT **130%** basis boost
- Cross reference to the project's **threshold basis limit**



Demonstrate **Site Control**

TAB 1



Current Title Report
Within 90 Days

AND

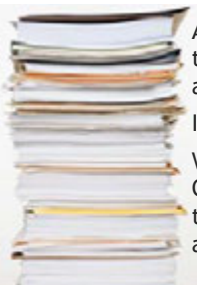
f do not yet hold fee title:

- Executed Lease Agreement or Option
- Executed DDA with Public Agency
- Executed Purchase & Sale or Option Agreement

Section 10325(f)(2)

Demonstrate **Property Value**

TAB 1



All applicants must demonstrate the land value for the tie breaker analysis of total development cost


Include under **Tab 1**

When in doubt, refer to the 2011 Q&A on the TCAC website and to the 2013 “Application Underwriting and Scoring Guidance” memo

Sections 10325(c)(10) 10325(f)(2)

Demonstrate **Property Value**

TAB 1



Appraisals

See new Section 10322(h)(9)


Appraisals are **required** for all competitive applications except new construction projects that have third party purchase contracts or evidence of a third party purchase

Must be from a California certified general appraiser having no identity of interest with development’s partner(s) or general contractor

Section 10322(h)(9)

Demonstrate **Property Value**

TAB 1



Appraisals

Acquisition-Rehabilitation: An “as-is” appraisal prepared within **120 days** before or after the execution of purchase contract

New Construction: When required, an “as-is” appraisal prepared within **one year** of tax credit application due date

Section 10322(h)(9)

Financial **Feasibility**

TAB 2


Financing Plan

Cash Flow Projections

- Residential 15 year proforma in TCA Excel Application.
- Commercial may not support residential.

Utility Allowance Estimates

- 26 CFR Section 1.42-10
- CUAC questions contact: Ammer Singh - ASingh@sto.ca.gov




Section 10322(h)(15), (16), & (21) and Section 10325(f)(5)

Financial **Feasibility**

TAB 2

See Section 10327 for TCAC’s regulatory requirements on Financial Feasibility and Determination of Credit Amounts

TCAC analysts review all projects for financial feasibility during our review of Tabs 1 - 19



Section 10322(h)(15), (16), & (21) and Section 10325(f)(5)

Financial Feasibility

TAB 2

TCAC Underwriting Requirements

- DCR at/above 1.15
- DCR at/below 1.25 OR 8% Gross Income in first 3 years
- Positive 15 year cash-flow



Section 10327

Set-Aside Designation

TAB 3

At-Risk

- Qualify for all housing type requirements
- REGULATION CHANGE:** Increased housing type goal to 15%

Non-profit

- Qualified under IRC Section 42(h)(5)
- Homeless assistance priority

Special needs/SRO

- Qualify for all housing type requirements
- REGULATION CHANGE:** 9% re-syndicating special needs projects may now claim acquisition basis

Section 10315(a)-(h), 10322(i)(8)-(10)

Set-Aside Designation

TAB 3

Rural

- Must have rural status per 2013 TCAC Methodology
- RHS priority (514, 515) - New Construction
- REGULATION CHANGES:**
- Codified TCAC's Practice for Determining Rural Status
- Projects with RHS 515 or 515 funding MUST apply under the RHS 514/515 Priority Set-Aside
- Rural-related questions? Contact me! (nhil@sto.ca.gov)

Section 10315(a)-(h), 10322(i)(8)-(10)

Housing Type Thresholds

TAB 4

Large Family ☒

Senior ☐

SRO ☐

Special Needs ☐

At-risk ☐

New Attachments!

Section 10325(g)(1)-(5)

Development Team

TAB 5

TEAMWORK

Current Financial Statements

Organizational Documents

Legal Status Questionnaire

Identity of Interest

Section 10322(h)(3),(6), 10325(f)(6), 10326(g)(5)(A)

Images from "Peanuts" Comic by Charles M. Schulz

Development Team

TAB 6

TEAMWORK

Identify Project Participants

Copies of Contracts

- Executed contracts
- Accurately dated
- With the correct project referenced

1. Attorneys / Tax Professional
2. Architect
3. Property Manager
4. Consultant
5. Market Analyst

Section 10322(h)(5), 10325(f)(6)(B)

Images from "Peanuts" Comic by Charles M. Schulz

Acquisition Credit TAB 7

Chain of title report

10 year rule - 3rd Party Tax Professional's

Opinion (refer to IRC Section 42(d)(2)(B)(ii))



Section 10322(i)(3)(A),(B),(C)

Rehabilitation Credit TAB 8

"As Is" appraisal

- Includes land value "as if vacant"
- Done 120 days before or after purchase agreement execution or transfer of ownership

Underwriting

- "As is" appraised value
- Purchase price



Section 10322(h)(9)

Acquisition & Rehabilitation Credit - TAB 8

Capital Needs Assessment (CNA)

- Within 180 days of the application deadline

Rehabilitation Summary - Attachment 8

- Address immediate rehabilitation needs to be done and any planned long term replacements
- Greater of \$20,000 in hard costs/unit or 20% of adjusted basis



Section 10322(i)(4)(B)

Rehabilitation Credit TAB 9

Tenant-Occupied Housing

- Income, rent and family size information for existing tenants
- Tenant Relocation Plan
- Explanation of Relocation Requirements
- Detailed Budget with Identified Funding Sources
- When required, compliance with Uniform Relocation Assistance and Real Property Acquisition Policy Act



Section 10322(i)(5),(6)

TABS 10 & 11 Minimum Construction Standards & Project Size Limitations

TCAC Executive Director must approve waiver requests BEFORE the deadline date.

Please submit all waiver requests in a timely manner.



Section 10322(i)(3)(A),(B),(C)

Site & Project Information TAB 12

Physical Description

- Current use, adjacent property
- Unique features
- Site, parcel map, color photos

Project description

- Architectural drawings - project and unit square footage, bedroom count, laundry facilities, play area, commercial space, etc.

Architect Certification



Section 10322(h)(8)(A)-(F)

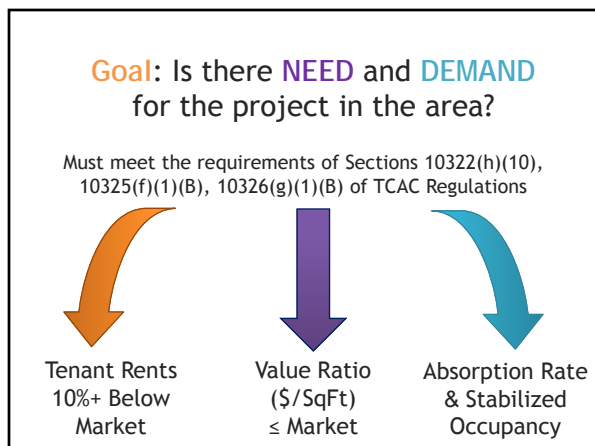
MARKET STUDIES

TAB 13

**Market Studies for
TCAC & CDLAC**

“A comprehensive forward-looking analysis of the housing market in a defined market area” (-NCHMA)

Analysis should be unbiased, objective, and supported with clear data and explanation when needed.



2013 Regulation Change

Value ratio waiver now available for 9% acquisition-rehabilitation projects with existing federal or state rental assistance or operating subsidies.



Section 10325(f)(1)(B)

Market Study Components

1) Cover Letter

- Date of report
- Date of Site Inspection
- Name and Phone Number of Analyst
- Identity of Interest
- Statement of Professional Opinion
- Multifamily Rental Housing Experience
- Number of Projects in the PMA
- Number of Physical Inspections in the PMA
- Complete Market Study Index



Market Study Components Background Information

- 2) Executive Summary & Conclusions
- 3) Project Description
- 4) Delineation of Market Area
- 5) Market Area Economy & Population



Market Study Components

Need and Demand

- 6) Demand Estimate
- 7) Absorption Rate
- 8) Competitive Rental Market
 - Existing and Planned Affordable Housing Comparables
 - Matrices in Excel Format
 - Comparables beyond 1 Mile
- 9) Appendices



Market Study Questions?

General market study questions, contact me (nhil@sto.ca.gov)

Questions specific to your region, contact your regional analyst.



Local Approvals

TAB 14

Verification of Zoning

- Current
- Zoned for intended use
- Within maximum density





Section 10325(f)(4)

Financing Commitments

TAB 15

Permanent = 15 Year Term

Grants/Subsidies Committed



50% Construction or Permanent Committed

Provide Executed Documentation


Section 10325(f)(3),(8), 10327(c)(9)

Syndication

TAB 16

Federal Pricing:

\$1.05 Max
\$0.85 Min



State Pricing:

\$0.75 Max
\$0.60 Min

Pricing same as 2012


Section 10322(h)(18)-(20)

Syndication

TAB 16

Net proceeds must match equity listed in your TCAC application

Sources, including equity, must match uses!



Pricing same as 2012

Section 10322(h)(18)-(20)

Evidence of Subsidies

TAB 17

- Commitments showing the funds are secured or have been renewed
- Source of the subsidy
- Annual amount
- Term
- Number of units
- Expiration date



Section 10325(h)(22)

Threshold Basis Limit Boosts - TAB 18



- Prevailing Wages Required by Public Awarding Body (20%)
- Parking Beneath Residential Units (7%)
- Day Care Center (2%)
- 100% Special Needs (2%)
- 95% Upper Floors - Elevators (10%)
- 1+ Energy efficiencies - 10% max
- Seismic upgrading - 15% max
- Toxic or other environmental - 15% max
- Local Development Impact Fees

Section 10327(c)(5)(A),(B)

Eligible Basis Certification

TAB 19

- IRS Technical Advice Memorandum (TAMs)
- Meets requirements of IRC Section 42(h)(1)(E)
- If rehabilitation of existing structures is involved, meets minimum requirements.
- This letter is particularly important for projects approaching the 130% high cost limit!



Section 10322(h)(17) & 10325(f)(10)

Questions?



Contact

Your Regional Analyst



www.treasurer.ca.gov/ctcac

POINT SECTION

Checklist Items 20-27

Anthony Zeto

azeto@treasurer.ca.gov

Point Spread

	Maximum	Minimum
■ 9% applications	148	123
■ 4%+State Credit applications	126	112

§ 10305(h)

Leveraging

- Maximum 20 points
 - Cost Efficiency
 - Credit Reduction
 - Public Funds



§ 10325(c)(1)(A)-(C)

Leveraging – Cost Efficiency

- Maximum 20 points
 - New Construction
 - At-Risk
 - Substantial Rehabilitation



§ 10325(c)(1)(A)

Leveraging – Cost Efficiency

$$\frac{(\text{Adjusted Threshold Basis Limit} - \text{Actual Eligible Basis})}{\text{Adjusted Threshold Basis Limit}}$$

- One point (1 point) for each one percent (1%)



§ 10325(c)(1)(A)

Leveraging – Cost Efficiency

			1)	2)	SUBTOTAL		
	PROJECT COST	FEE COST	TAX CREDIT COST			70%PVC for New Construction	30%PVC for Acquisition
LAND ACQUISITION							
Land Lease or Value	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000			
Thermalize							
Land Lease Short Preparation							
"Habit Land Cost or Value	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000			
Existing Improvements, Value							
Off-Site Improvements							
Total Acquisition Cost							
Total Land Acquisition Cost	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000		
CONSTRUCTION							
Site Work	\$9,000,000	\$9,000,000	\$2,000,000	\$4,000,000	\$3,000,000	\$9,000,000	
General Building	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
General Building	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Construction Changeout	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Construction Changeout	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Construction Changeout	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
General Building Changeout	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
General Building Changeout	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
General Building Changeout	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
NEW CONSTRUCTION	\$11,200,000	\$11,200,000	\$2,200,000	\$6,800,000	\$1,200,000	\$11,200,000	\$11,200,000
ARCHITECTURAL FEES							
Architectural Fees	\$200,000	\$200,000	\$200,000	\$200,000			
Supervision	\$200,000	\$200,000	\$200,000	\$200,000			
Engineering	\$200,000	\$200,000	\$200,000	\$200,000			
Total Architectural Fees	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000		
Other Survey & Engineering							
Other Survey & Engineering	\$200,000	\$200,000	\$200,000	\$200,000			
Total Other Survey & Engineering	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

§ 10325(c)(1)(A)

Leveraging – Cost Efficiency

[illegible]

§ 10325(c)(1)(A)



- § 10325(c)(1)(B)

		70% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
Total Eligible Basis:		\$13,256,000	
Ineligible Amounts			
Subtract All Grants Proceeds Used to Finance Costs in Eligible Basis:			
Subtract BMR Federal Financing of Capital	\$1,256,000		
Subtract Non-Qualified Non-Residential	10%		
Subtract Non-Qualifying Portfolios			
Subtract Historic Credit Interest	\$13,256,000		
Total	\$13,256,000	Amounts included:	
	\$1,256,000	Rehabilitation:	
	\$1,256,000	Acquisition:	\$13,256,000
*Qualified Construction	\$11,882,200	70% Adjusted	100%
		Eligible Basis:	\$13,256,000
		Applicable Fraction:	100%
		Qualified Basis:	\$13,256,000
		Total Qualified Basis:	\$13,256,000
		Total Adjusted Qualified Basis:	\$11,882,200
		Total Credit Refund	\$1,325,800

§ 10325(c)(1)(B)

Tab 20

Total Development Costs



- § 10325(c)(1)(C)

General Partner Experience

Tab 21

- Maximum 6 points (7 projects, >3 yrs.)
- Nonprofit/Special Needs Set Aside and Special Needs Housing Type (4 Special Needs projects, >3 yrs.)
- Attachment 21
- CPA Certification - positive cash flow, funded reserves

§ 10325(c)(2)(A)

General Partner Experience

Tab 21

- New in 2013
 - No Points for 1-2 Projects < or >3 years
 - < two (2) active California Low Income Housing Tax Credit Projects



§ 10325(c)(2)(A)

Management Experience

Tab 22

- Maximum 3 points (11 projects, >3 yrs.)
- Nonprofit/Special Needs Set Aside and Special Needs Housing Type (4 Special Needs projects, >3 yrs.)
- Attachment 22, Management Agreement
- Nationally Recognized Housing Tax Credit Compliance Entity (2 points)

§ 10325(c)(2)(B)

Management Experience

Tab 22

- New in 2013
 - No Points for 2-5 Projects < or >3 years
 - < two (2) active California Low Income Housing Tax Credit Projects



§ 10325(c)(2)(B)

Housing Needs

Tab 22

- 10 Points
- 9% Projects MUST meet Housing Type
- Document how each requirement is met
 - Attachment 4(A)-(E)
 - Architectural Drawings



§ 10325(c)(4)

Site Amenities

Tab 23

- Maximum 15 points
- Requirements:
 - Map with distance measurements
 - Point of reference for bus stop photo
 - Clear color photos
 - Contact person & contact information



§ 10325(c)(5)(A)

Site Amenities

Tab 23

- Transit Amenities (up to 7 points)
 - Changes in 2013:
 - "Rail Station"
 - Regional or State Transportation Improvement Program



§ 10325(c)(5)(A)(1)

Site Amenities

Tab 23

- Public Park/Community Center (up to 3 points)
- Book-Lending Public Library (up to 3 points)
 - Inter-branch lending



§ 10325(c)(5)(A)(2)-(3)

Site Amenities

Tab 23

- Grocery Store Amenities (up to 5 points)
 - Square Footage Certification
 - Changes in 2013
 - Large Multi-purpose stores



§ 10325(c)(5)(A)(4)

Site Amenities

Tab 23

- Public School (up to 3 points)
 - Attendance Boundary
- Senior Center (up to 3 points)
- Special Needs or SRO Facilities (up to 3 points)



§ 10325(c)(5)(A)(5)-(7)

Site Amenities

Tab 23

- Medical Clinic (up to 3 points)
 - Changes in 2013
 - Medi-Cal/Medicare/Health Care for the Homeless
- Pharmacy (up to 2 points)
- High Speed Internet Service (up to 2 points, 3 points for Rural)



§ 10325(c)(5)(A)(8)-(10)

Service Amenities

Tab 24

- Large Family, Senior, At-Risk:
 - Service coordinator
 - Services specialist
 - Adult classes: educational, health/wellness, skill building
 - Health & wellness services programs
 - Licensed childcare
 - After school program



§ 10325(c)(5)(B)

- § 10325(c)(5)(B)

[illegible]

- § 10325(c)(5)(B)

- § 10325(c)(5)(B)

Sustainable Building Methods

Tab 25

- New Construction/Adaptive Reuse:
 - LEED/Green Communities/Greenpoint Rated Multifamily Guidelines (5 points)
 - Energy Efficiency beyond Title 24 (up to 5 points)
 - Beyond minimum requirements (up to 5 points)

§ 10325(c)(6)(A)-(C)

Sustainable Building Methods

Tab 25

- Rehabilitation:
 - Improvement over current (up to 10 points)
 - Additional project measures (3 points)
 - Sustainable building management practices (3 points)
 - Individual metering (3 points)

§ 10325(c)(6)(D)-(E)

Lowest Income

- Maximum 52 points
 - Points Table
 - Additional 2 points for 10% @ or below 30% AMI
 - Spread 30% units across the various bedroom-count units

§ 10325(c)(7)

Lowest Income

- Example:
 - 94 units
 - 41 three-bedroom units = **5 units**
 - 21 two-bedroom units = **3 units**
 - 32 one-bedroom units = **2 units**
 - Units at 30% AMI = **10 units**

§ 10325(c)(7)(B)

Readiness to Proceed

Tab 26



- Maximum 20 points
 - Enforceable commitment for all construction financing
 - Environmental Review Clearance
 - HUD form 7015.15 and 7015.16
 - All necessary public approvals except for building permits
 - Design review approval

§ 10325(c)(8)

Readiness to Proceed

Tab 26



- Appeal Period
 - 30 days beyond application deadline
- 90-day Letter of Intent (LOI) deadline
 - Required if any points are received
- 180-day deadline
 - Required if maximum points are received

§ 10325(c)(8)

Misc. Federal and State Policies

Tab 27

- Maximum 2 points
 - State credit substitution (2 points)
 - Universal design (1 point)*
 - Smoke free residence (1 point)
 - Historic tax credits (1 point)*
 - QCT with revitalization plan (2 points)*
 - Eventual Tenant Ownership (1 point)*

§ 10325(c)(9)

Final Tie Breaker

- Calculation of self score
- Includes space for additional explanatory information



$$\frac{\text{Committed permanent public funds defraying residential costs}}{\text{Total residential project development costs}}$$

+

$$\left(1 - \frac{\text{Requested unadjusted eligible basis}}{\text{Total residential project development costs}} \right) / 3$$

§ 10325(c)(10)

Final Tie Breaker

- First Ratio (Public Funds)
 - Community Foundation/Charitable Foundation
 - Value of land & improvements contributed from an unrelated 501(c) organization
 - Numerator increased by 25% of the percentage of subsidy-assisted tax credit units



§ 10325(c)(10)

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10. This section is included in the application for self-certification. We advise that "Total" will not self-certify its determinative audit programs; therefore further review is required, including the certification of a self-certifying, non-determinative audit controls. "Total" will not verify or evaluate any program's self-certification. Programs that self-certify will not be non-materially complete for a non-material self-certification with any additional audit controls (e.g., TIGR).

11. Provide evidence of consistent programmatic public health in TIGR and evidence of public satisfaction, if any, in TIGR-10.

12. Programs with non-materially-completed cases will have completed public health certification by the percentage of the program proposed to be implemented or completed.

13. Evidence of an audit trail is required (Total 1). The value of the total TIGR Regulations must be included in "Total material program development cost" (same as evidence in Total 1) of the application. Detailed audit costs must be included in Total Program Cost under the Resource and Cost/Charge section.

$$\frac{\text{Carried-over amount with both infrastructural costs}}{\text{Total material project development costs}} \times \left(1 - \frac{\text{Relevant contractual rights loss}}{\text{Total material project development costs}} \right) \quad (2)$$

Self-Service Calculation

Not indicated according with: *Indica, indica, indica, indica*
Indica, indica, indica, indica 81

The final narrative map include the following permanent funding sources that are not eligible for public funds points under Reg. Section 160.000(a)(4)

(i) funding contributed by a charitable foundation where a public body owns a majority of the voting members; and (ii) land and improvements contributed by a 501(c)3 organization so long as the asset was held by the organization for at least 10 years per Title Reg. Section. 1013.2(c)(4).

Final Tie Breaker

Final Tie Breaker
scoring questions,
please contact:

Jack Waegell
(jwaegell@sto.ca.gov)